Washington State Department of Natural Resources

Commercial Lease

Rent Calculation for Water Dependent Uses

RCW 79.90.480 WAC 330- 32- 123

Assessors	Parcel	Parcel Sq	Parcel	Aquatic	Lease area	Aquatic	Real	Annual Rent
Parcel #	Assessed Value	Ft	Value per	lease sq ft.	value	Value per	Capitalization	
			Sq Ft			acre 30%	Rate	
Number of the	Assessed value	Parcel	Divide the	The size of	Multiply the	Multiply the	2003 to 2004	Multiply the Lease
parcel used to	of the parcel	Square	Parcel	the aquatic	Aquatic Lease	Aquatic Lease	rate 6.25%	Area Value by the
calculate		Footage	Value by	lease area	Sq Ft by the	Area value by		Real Rate of
annual rent			the Square		Parcel Sq Ft	.30		Return
			Feet		value			
123456	\$100,000.00	3000	\$33.33	10,000	\$333,333.33	\$100,000.00	0.0625	\$6,250.00

Rent Calculation for Non Water Dependent Uses

RCW 79.90.500

WAC 332-30-125

Assessors Parcel #	Parcel Assessed Value	Parcel Sq Ft	Upland value per Sq Ft	Aquatic lease sq ft.	Lease area value	Real rate of return (RRR)	Annual Rent
Number of the parcel used to calculate annual rent		Parcel square footage	Divide the Upland Value by SqFt	The size of the aquatic lease area	Multiply the Aquatic Lease Sq Ft by the Parcel Sq Ft value	2003 to 2004 rate 9.5%	Lease area value multiplied by real rate of return
123456	\$100,000.00	3000	\$33.33	10,000	\$333,333.33	0.095	\$31,666.67

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